

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

FEBRUARY 7, 1991

The regular meeting of the Manistee City Planning Commission was held on Thursday, February 7, 1991 at 7:00 P.M. in the City Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:17 P.M. by Vice-Chairman Dennis Sullivan.

**MEMBERS PRESENT:** R. Bruchan, D. Johnson, L. Laskey, J. Lakos, J. Schimke, D. Sullivan, K. Thompson

**MEMBERS ABSENT:** A. Slawinski, R. Yoder

**OTHERS PRESENT:** Kevin Braciszewski (Manistee News Advocate), Jerry Superczynski, Mark Blossom, William Abbe, Susan Mucha, David Mucha, Gary Merkey, Jerry Wosniewski.

**PUBLIC HEARING:** None

### SITE PLAN REVIEWS:

#### SHIPWATCH CONDOMINIUMS:

A site plan was presented by architect William Abbe for the first of two twelve unit condominiums buildings on the site formerly known as Lake Ridge Landings (Harless Feagins). It was noted that variances for density, building height and water front setbacks have been addressed previously by the Zoning Board of Appeals. Following questions and discussions, it was moved by Johnson, supported by Schimke, that the site plan be approved. MOTION CARRIED.

**QUESTIONS & CONCERNS:**None

### CONSIDERATION OF MATTERS:

#### REZONING REQUEST FOR PROPERTY AT 1800 MAIN STREET FROM R-5 TO I-2:

A discussion of the rezoning request was held. It was noted in the discussion that if approved, the adjoining areas would be exposed to increased noise, an attractive nuisance for children, traffic safety problems, in addition to the city having to reconstruct a portion of Park Avenue. It was moved by Thompson, supported by Bruchan, that for the stated reasons, the request to rezone the property at 1800 Main Street from R-5 to I-2 be DENIED. MOTION CARRIED (Schimke opposed)

#### TAD BOTTRELL MEMORIAL PLACQUE:

Jerry Wosniewski, representing the Tab Bottrell Filer Township Fire Department Band, made a presentation to the commission in regards to the band placing a bronze placque, mounted on a boulder, in memory of Tad Bottrell near the new band stage on the North Riverwalk. He indicated that in addition to the placque, the group would also provide \$100 towards the landscaping. It was moved by Schimke, supported by Lakos, that the commission make recommendation to the city council to allow the placement of the placque, as proposed, in the memorial park area, at a site to be agreed upon with the

**CONSIDERATION OF MATTERS (continued):**

city, which includes a representative from the planning commission. MOTION CARRIED (Sullivan & Johnson opposed)

**MINUTES** It moved by Lakos, supported by Laskey, that the minutes of the January 3rd meeting be approved. MOTION CARRIED.

**SIGN ORDINANCE**

A progress report was given by Sullivan.

**MASTER PLAN AMENDMENTS**

No Report.

**CITY UPDATE**

A brief report was given by Jerry Superczynski.

**NOTICE OF PROPOSED MARINA EXPANSION:**

Johnson read a notice from the DNR on a proposed marina expansion at Seng's Marina. No action was required of the commission.

**D.D.A.**

Laskey reported that the DDA have been currently discussing the Riverwalk II project and working on the DDA loan package program.

**ZONING BOARD OF APPEALS**

Johnson reported that the Board of Appeals granted a side yard variance from ten to three feet for the C. Hobart Edgren home at 579 Bryant Avenue to allow the attached garage to be enlarged to a two car garage.

**SITE PLAN REVIEW &  
HISTORICAL OVERLAY COMMITTEE**

No report.

**MSPO TRAINING SESSIONS FOR 1991**

Johnson reported on the upcoming basic and advanced planning commission training sessions. Bruchan and Lakos indicated that they were interested in attending the basic sessions and Thompson indicated that she would like to attend the advanced.

**HARBOR COMMISSION:**

Mike Moran of the Harbor Commission addressed the commission in regards to the Voyagers Cove, where they are trying to rework the seawalls, docks, gas dock, new floating tire breakwall, etc. He wanted to know how much the planning commission wanted to be involved in reviewing the project. It was felt that we should be involved in any work from the water's edge and shoreward, while leaving the lakeward portion to the Harbor Commission.

**THOMPSON: REGARDING SITE PLAN REVIEWS:**

Thompson expressed concern at the speed the Shipwatch Condominium Site Plan was received and reviewed. It was felt that the commission members, if possible, should receive copies of the plans in advance of the meeting so that they can study them.

**WORK SESSION: OLD US31 CORRIDOR**

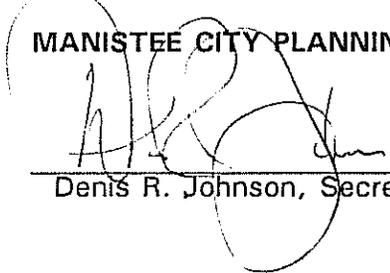
Work continued on the proposed old US31 corridor district. A special work session on the project was set for Tuesday, February 19th at 7:00 p.m. A need was expressed for additional copies of the zoning map. Sullivan indicated that he was willing to make 24 x 36 prints if a master copy can be provided.

**ADJOURNMENT**

There being no further business, it was moved by Lakos, supported by Schimke, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:00 p.m.

**MANISTEE CITY PLANNING COMMISSION**



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Denis R. Johnson, Secretary

